



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Windham Planning Board Notice of Public Hearing

July 1, 2015

7:00 pm at the Community Development Department

Notice is hereby given that the Windham Planning Board will hold a public hearing on Wednesday, July 1, 2015 at 7:00 pm at the Community Development Department. The following application has been submitted for review. If the application is deemed to be complete, the public hearings will immediately follow.

Case#2015-3/Final Open Space Subdivision/WWPD Special Permit

A Final Subdivision Application for a Major Open Space Subdivision, Cobbetts Pond and Canobie Lake Watershed Land Development, and a Wetland and Watershed Protection District Special Permit Application (WWPD) have been submitted for property that is accessible by Settlers Ridge and Glendenin Roads (Lots 25-R-6000, 6250, 6260, 7000, 7050, 8002, 8005, 8010, and 9000), located in the Rural District Zone, Wetland and Watershed Protection District, and Cobbetts Pond and Canobie Lake Watershed Overlay Protection District. The applicant, Edward N. Herbert Assoc., Inc., on behalf of the property owner, Wood Meadow Land Development, LLC, is proposing to merge the eight (8) existing lots and then to subdivide them into thirty-nine (39) lots for single-family development and twelve (12) open space lots. The proposal includes the creation of new roads. The WWPD Special Permit is for several proposed road crossings and driveways for a total permanent impact of 92,293 sq. ft. for the Open Space Subdivision proposal. A community well system and individual septic systems are proposed for service of each lot. Lot 25-R-6000 is on the Cultural Resource List and is therefore subject to the Provisions of 719.

Case#2015-7/Final Review/WWPD Special Permit/Major Subdivision

A Final Application for a Major Subdivision and a Wetland and Watershed Protection District (WWPD) Special Permit Application, have been submitted for Lot 20-D-2300 (London Bridge Rd), located in the Rural District Zone, Flood Plain District, and Wetland and Watershed Overlay Protection District (WWPD). The Applicant, Peter Zohdi, on behalf of the property owner, Kerry McKenna Revocable Trust, is proposing to subdivide the existing parcel, sized 27.38 acres (1,192,672.8 sq. ft.) into 12 lots ranging in size from 1.4 acres (60,984 sq. ft.) to 3.67 acres (159,865.2 sq. ft.). The new Burnham Road is to be extended, thus connecting the existing dead end cul-de-sac with London Bridge Road. A WWPD Special Permit is requested for road crossings, drainage, and slope easements for a permanent disturbance of 98,801 sq. ft. Written waiver requests have been submitted from the following Sections of the Subdivision Regulations: 605.5, 601.3.5, 601.3.9.

Copies of all Planning Board application material and Town Meeting proposed amendments are available for review at the Windham Community Development Department during regular business hours. All members of the public are welcome to attend the public hearing. To ensure timely inclusion among the Board's written materials, written or emailed statements submitted in lieu of a personal appearance should be received by the Community Development Department by noon the Friday preceding the applicable hearing or workshop date. The Board will attempt but cannot guarantee timely review & consideration of written or emailed statements received after that time.